



THE STORY OF

22 Collins Lane

Heacham, Norfolk

SOWERBYS



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22 Collins Lane

Heacham, Norfolk
PE31 7DZ



Detached House

Three Double Bedrooms

Lounge, Kitchen, and Separate Utility

Large Enclosed Garden

Off-Road Parking

Popular Coastal Village Location

No Upward Chain



The making of a much-loved home is a gradual story where you update chapters and pages at every turn; time weaves its threads through the walls, embedding memories of celebrations, challenges, and everyday experiences.

Here at 22 Collins Lane, this detached home has been in one family's ownership since 1962, when it was built by our sellers' father. Cherished memories made here will be remembered long into the future, but it is now time for a new family to enjoy this lovely coastal village.

Inside you are greeted by a well-sized lounge which feels light and airy, its

central fireplace the ideal spot to cosy up by in the winter.

The kitchen is spacious enough to accommodate a breakfast table. Sip a morning coffee from here and watch the flutter of nature with the garden views.

From here you naturally lead into the utility room, and through to a double bedroom, with its own garden views. Adding to the home's versatility, this space could easily be utilised as a dining room or home office. The downstairs accommodation is completed by a family bathroom.

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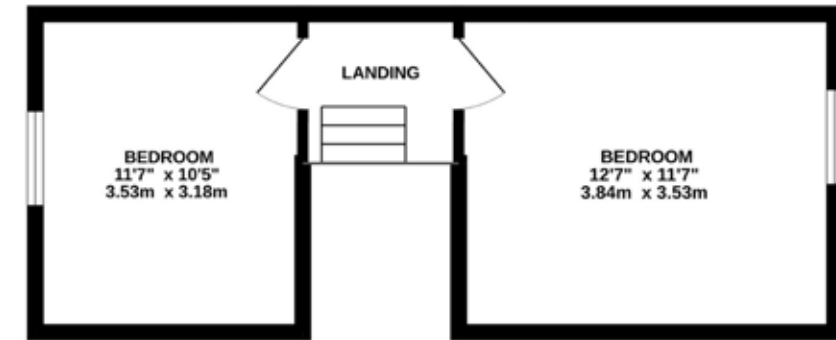
Upstairs are two further well-sized bedrooms, both easily accommodating a double bed.

The enclosed garden is maybe this home's most alluring feature. The large lawned space is the ideal spot to let children enjoy the fresh air, or the perfect blank canvas for a green-fingered gardener. Imagine sitting outside with family, enjoying tea and cake in the garden as the world goes by. To the front of the house, a large gravelled driveway offers ample off-road parking and means that you can accommodate friends and family with ease.

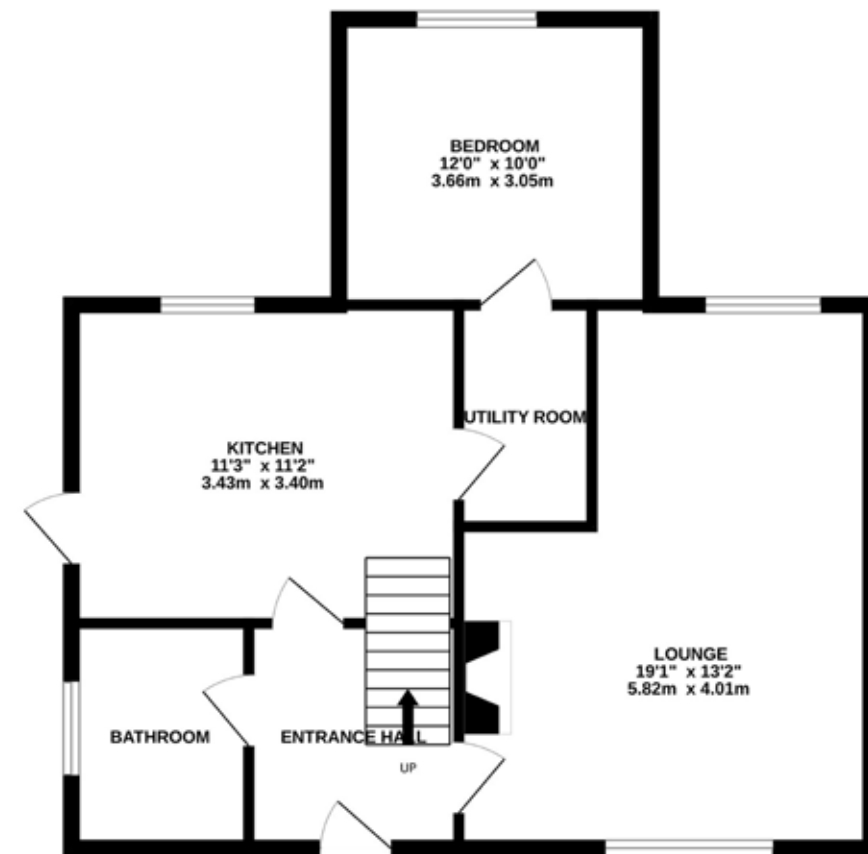
This property is filled with happy memories. It's been a much-loved family home for its entire journey, and whilst it could benefit from modernisation, comes to the market chain free and immediately ready for a new household to enjoy.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Heacham

IN NORFOLK
IS THE PLACE TO CALL HOME



Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long

popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



Note from The Vendor



“Long walks on the beach have always been a favourite past time.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0978-1009-0208-7897-0200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///hangs.chariots.shun

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SOWERBYS



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